

END CAP SUITE AVAILABLE

AVAILABLE SUITE: #2817

Lease Rate: \$24 PSF / Year

Lease Type: NNN

Space Available: ±2,400 SF



Center Size: ±149,281 SF

Parcel #: 103891012524001

Year Built: 1979

- High traffic counts
- Fronts Highway 395
- Safeway anchored shopping center



Kennewick Plaza *Former Payless*

2817 W. Kennewick Avenue
Kennewick, WA 99336

**View
Location**

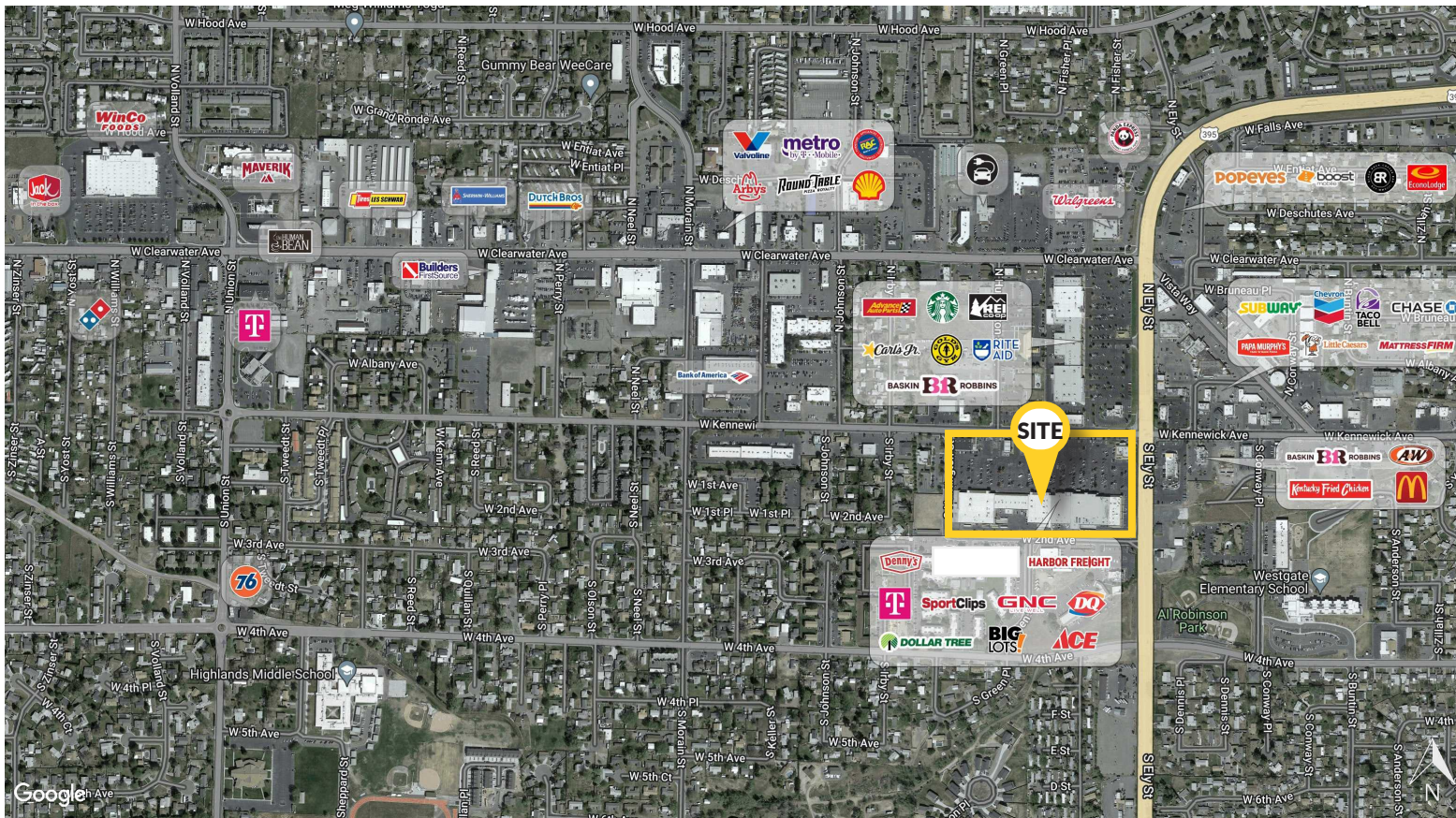


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KENNEWICK PLAZA



Neighboring Retailers:

- GNC
- T-Mobile
- Finder's Insurance
- ShareTea
- Ace Hardware
- Harbor Freight
- X-Golf
- Pet Supplied Plus
- Tri-Cities Treasures
- Sports Clips
- Children's Attic
- H&R Block
- Dollar Tree
- Big Lots
- Denny's
- Buddy's Home Furnishings
- UPS Store





AVAILABLE SUITES:

#2817
 Price: \$24.00 PSF / Year
 Lease Type: NNN
 Space Size: ±2,400 SF

#3001
 Price: \$20.00 PSF / Year
 Lease Type: NNN
 Space Size: ±4,200 SF

#3107A
 Price: \$26.00 PSF / Year
 Lease Type: NNN
 Space Size: ±1,500 SF

PAD SITE
Food Service Building with Drive-Thru
 Price: \$TBD
 Space Size: ±2,150 SF

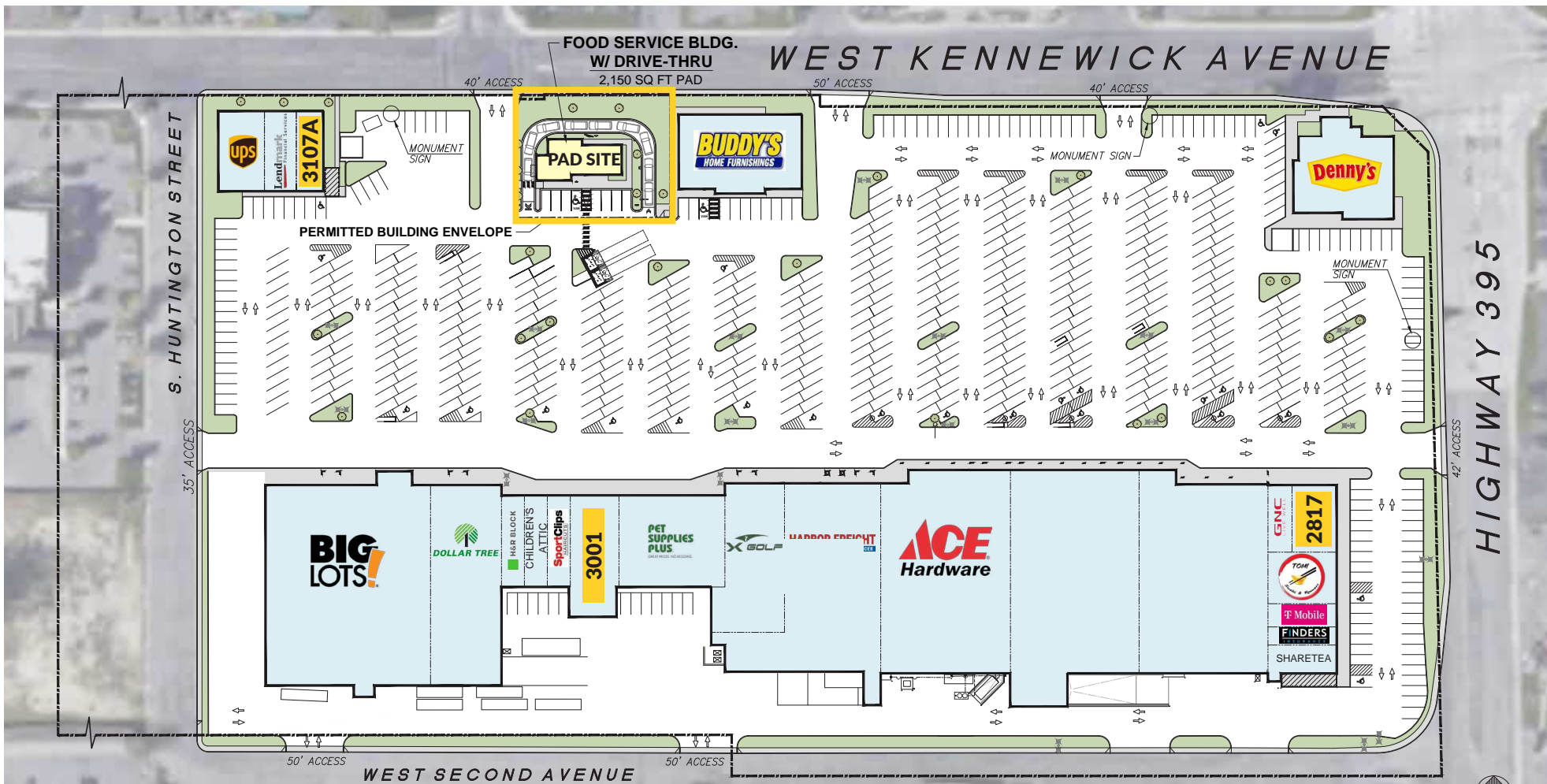
DEMOGRAPHICS

	1 MI	3 MI	5 MI
Estimated Pop 2023	14,629	88,774	164,953
Projected Pop 2028	15,312	94,563	175,157
Proj Ann Growth (23-28)	0.9 %	1.3 %	1.2 %
2023 Average HHI	\$78,016	\$98,659	\$101,648
2023 Median HHI	\$59,149	\$75,844	\$80,129

TRAFFIC COUNTS

West Kennewick Avenue
 ±11,680 ADT

US-395 North & South
 ±38,668 ADT



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7025 W GRANDRIDGE BLVD, SUITE B-2
KENNEWICK, WA 99336

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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